mail

This instrument prepared by:
William P. Dougan, Attorney at Law
401 Davidson Road, Nashville, TN 37205

SHRUM
FHA # 483-1194706-703
RIHT # 093419-0

BOOK 7466 PAGE 556

Map/Par. 162-9 76

Field Bk. 5DU-38310

This is improved property at:

272 Ash Grove
Nashville, Tn 37211

SEND TAX BILLS TO:

Secretary of Housing & Urban Development
Attn: Single Family Property Disposal
One Commerce Pl., Suite 1600
Nashville, TN 37239

5588 02/10 0101 07CHECK 6.00

The actual consideration or value, whichever is greater for this transfer, is $60,688.36.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 9th day of February, 1988.

Elizabeth A. Henderson
Notary Public

My Commission Expires: 5/13/90

SUCCESSOR TRUSTEE'S DEED

Whereas, William E. Shrum and Leitha M. Shrum executed a deed of trust on the 7th day of October, 19 86, which was recorded in Trust Deed Book 7016, Page 627, Register's Office of Davidson County, Tennessee, conveying to Van H. Singleton, Trustee(s), the hereinafter described property to secure payment to Singleton Mortgage Corporation, its successors or assigns, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and RIHT Mortgage Service Corporation, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7427, Page 44, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for said for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on January 19, 1988 at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon, the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when RIHT Mortgage Service Corporation, being the highest and best bidder,

became the purchaser at the price of $60,688.36, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do at the express direction of RIHT Mortgage Service Corporation, transfer and convey as Substitute Trustee, unto The Secretary of Housing and Urban Development, Attention: Single Family Property Disposition Branch, One Commerce Pl., Suite 1600, Nashville, TN 37239, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hickory View, Section One, as of record in Book 5210, page 221, Register's Office for said County.

Said Lot No. 25 fronts 88.59 ft. on the northeasterly margin of Ash Grove Drive and extends back 140.61 feet on the northwesterly line and 123.61 ft. on the southeasterly line to a dead line in the rear, measuring 64.28 ft. thereon.

BEING the same property conveyed to William E. Shrum and wife, Leitha M. Shrum by deed of record in Book 6507, page 612, Register's Office for said County.

This conveyance is subject to the easements and restrictions shown on the plat of record in Book 5210, page 221, and to restrictions of record in Book 5516, page 843, and Book 6027, page 415, said Register's office.

The next prior recorded instrument pertaining to this property is of record in Book 7387, page 756, said Register's office.

FEB 10 8 34 AM '88
ELIA A. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0 3 8 6 4

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Attention: Single Family Property Disposition Branch, One Commerce Pl., Suite 1600, Nashville, TN 37239, its successors and assigns, forever

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 9th day of February, 1988.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 1988, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

ELIZABETH A. HENDERSON
NOTARY PUBLIC
AT
LARGE

My Commission Expires: 5/13/90

Elizabeth A. Henderson
Notary Public